

**NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD
CITY PROJECT No. 01292
RIGHT-OF-WAY ACQUISITION
C. C. WHYTE SURVEY, ABSTRACT No. 1611
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a 0.559 acre tract of land situated in the C. C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land deeded to JDI Investors, L.P. as recorded in County Clerk's File No. D201098095 of the Deed Records of Tarrant County, Texas, said 0.559 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the northeast corner of Lot 6R, Block A of Beach-North Tarrant Two Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 12424 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the south line of said tract of land deeded to JDI Investors, L.P., said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing west right-of-way line of North Beach Street (a variable width right-of-way) with the proposed west right-of-way line of North Beach Street, from which a 5/8 inch iron rod with cap stamped "KHA" found for the northwest corner of Lot 6, Block A of Beach-North Tarrant Two Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10837 of said Plat Records of Tarrant County, Texas bears South 89 degrees 22 minutes 31 seconds West, a distance of 292.36 feet, said 5/8 inch iron rod with cap stamped "KHA" being in the north line of said Lot 6R;

THENCE North 00 degrees 31 minutes 37 seconds West, with the proposed west right-of-way line of said North Beach Street, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE North 89 degrees 28 minutes 23 seconds East, with the proposed west right-of-way line of said North Beach Street, a distance of 5.12 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE North 00 degrees 30 minutes 45 seconds West, with the proposed west right-of-way line of said North Beach Street, a distance of 539.04 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the north line of said tract of land deeded to JDI Investors, L.P. and in the south line of a tract of land deeded to Grace Presbytery, Inc. as recorded in Volume 14225, Page 452 of said Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 18 minutes 40 seconds East, with the north line of said tract of land deeded to JDI Investors, L.P. and with the south line of said tract of land deeded to Grace Presbytery, Inc., a distance of 36.48 feet to a 1/2 inch iron rod with cap stamped "RPLS 1276" found for the northeast corner of said tract of land deeded to JDI Investors, L.P. and for the southeast corner of said tract of land deeded to Grace Presbytery, Inc., said 1/2 inch iron rod with cap stamped "RPLS 1276" being in the existing west right-of-way line of said North Beach Street;

THENCE South 00 degrees 39 minutes 20 seconds East, with the east line of said tract of land deeded to JDI Investors, L.P. and with the existing west right-of-way line of said North Beach Street, a distance of 639.15 feet to a point for the southeast corner of said tract of land deeded to JDI Investors, L.P.;

THENCE South 89 degrees 28 minutes 20 seconds West, with the south line of said tract of land deeded to JDI Investors, L.P. and with the existing west right-of-way line of said North Beach Street, a distance of 43.17 feet to the **POINT OF BEGINNING**, and containing 24,336 square feet or 0.559 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone (4202), based on NGS Monument H-946 with a N=7,043,451.829 and E=2,325,972.486. Surface factor for this project = 1.00012. Distances and areas shown are surface.

Date: July 30, 2010


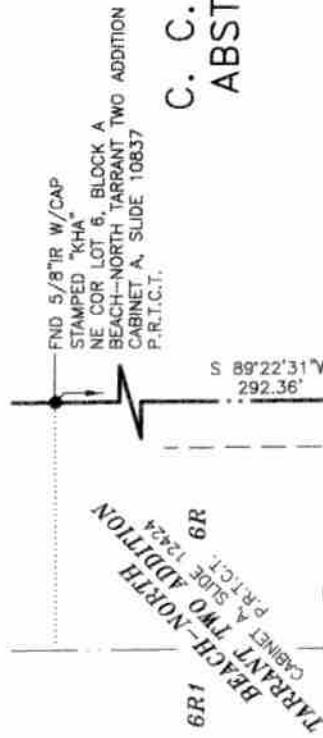

Richard Kennedy
Registered Professional Land Surveyor
No. 5527



EXHIBIT "B"



GRACE PRESBYTERY, INC.
VOLUME 14225, PAGE 452
D.R.T.C.T.



C. C. WHYTE SURVEY
ABSTRACT NO. 1611

JDI INVESTORS, L.P.
C.C.F. No. D201098095
D.R.T.C.T.

10.0' RIGHT-OF-WAY EASEMENT
KELLER RURAL SUPPLY CORPORATION
VOLUME 4804, PAGE 52
D.R.T.C.T.

SET 5/8"IR W/CAP
"GORRONDONA"
N 89°18'40"E
36.48'

FND 1/2"IR W/CAP
"RPLS 1276"

NORTH BEACH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

E. W. SHRIVER SURVEY
ABSTRACT NO. 1455

NOTES:

- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
- (2) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE (4202) BASED ON NGS MONUMENT H-946 WITH A N=7,043,451.829 AND E=2,325,972.486. SURFACE FACTOR FOR THIS PROJECT = 1,00012. DISTANCES AND AREAS SHOWN ARE SURFACE.

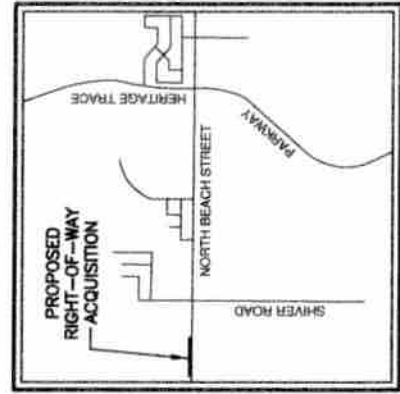
BRIMSTONE DRIVE

STONE MANOR ADDITION
CABINET A, SLIDE 5324
P.R.T.C.T.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102



VICINITY MAP
N.T.S.



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527

RIGHT-OF-WAY ACQUISITION CITY PROJECT NO. 01292

OWNER: JDI INVESTORS, L.P.

SURVEY: C. C. WHYTE SURVEY, ABSTRACT NO. 1611

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 24,336 SQ.FT. OR 0.559 ACRES

G&A JOB NO. 0907-3723

DATE: JULY 30, 2010

DRAWN BY: RK
PAGE 1 OF 1
SCALE: 1" = 100'

CADD FILE: NORTHBEACHDOCUMENTS.DWG

GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-496-1768

**NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD
CITY PROJECT No. 01292
TEMPORARY CONSTRUCTION EASEMENT
C. C. WHYTE SURVEY, ABSTRACT No. 1611
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a temporary construction easement situated in the C. C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of a 14.839 acre tract of land (by deed) deeded to JDI Investors, L.P. as recorded in County Clerk's File No. D201098095 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the intersection of the proposed west right-of-way line of North Beach Street (a variable width right-of-way) with the north line of said 14.839 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the south line of a tract of land deeded to Grace Presbytery, Inc. as recorded in Volume 14225, Page 452 of said Deed Records of Tarrant County, Texas, from which a 1/2 inch iron rod with cap stamped "RPLS 1276" found for the northeast corner of said 14.839 acre tract of land bears North 89 degrees 18 minutes 40 seconds East, a distance of 36.48 feet, said 1/2 inch iron rod with cap stamped "RPLS 1276" being the southeast corner of said tract of land deeded to Grace Presbytery, Inc., said 1/2 inch iron rod with cap stamped "RPLS 1276" also being in the existing west right-of-way line of said North Beach Street;

THENCE South 00 degrees 30 minutes 45 seconds East, with the proposed west right-of-way line of said North Beach Street, a distance of 539.04 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE South 89 degrees 28 minutes 23 seconds West, with the proposed west right-of-way line of said North Beach Street, a distance of 5.12 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE South 00 degrees 31 minutes 37 seconds East, with the proposed west right-of-way line of said North Beach Street, a distance of 100.00 feet to a point for corner, to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the northeast corner of Lot 6R, Block A of Beach-North Tarrant Two Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 12424 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the intersection of the proposed west right-of-way line of said North Beach Street with the south line of said 14.839 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the existing west right-of-way line of said North Beach Street;

THENCE South 89 degrees 22 minutes 31 seconds West, with the south line of said 14.839 acre tract of land and with the north line of said Lot 6R, a distance of 14.90 feet to a point for corner;

THENCE North 00 degrees 30 minutes 45 seconds West, a distance of 610.00 feet to a point for corner in the north line of said 14.839 acre tract of land and in the south line of said tract of land deeded to Grace Presbytery, Inc.;


THENCE North 89 degrees 18 minutes 40 seconds East, with the north line of said 14.839 acre tract of land and with the south line of said tract of land deeded to Grace Presbytery, Inc, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 12,269 square feet or 0.282 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone (4202), based on NGS Monument H-946 with a N=7,043,451.829 and E=2,325,972.486. Surface factor for this project = 1.00012. Distances and areas shown are surface.

Revised: December 2, 2010

Date: October 25, 2010


Richard Kennedy
Registered Professional Land Surveyor
No. 5527



